




City of Sunnyvale

Memorandum

To: Robert Paternoster, Director of Community Development
From: Diana O'Dell, Senior Planner 
Date: June 2, 2005
Re: Minimum Number of Spaces Needed in Block 18 During Construction

This memo addresses the amount of parking needed in Block 18 during construction of the Forum development. Construction is projected to begin in July 2005 and continue through 2007.

In 2004, Walker Parking Consultants evaluated parking demand for Town and Country (Block 1), Murphy Avenue (Block 2) and the Forum Development (Block 18). They applied shared parking ratios for four different times of the week (week day, weekday evening, weekend day, weekend evening) for both an average month (June) and a peak month (December).

To determine the minimum number of parking needed, staff evaluated maximum parking demand during an average month (June) and a peak month (December) at both weekday and weekend evening time periods. The supply and demand for the Block 1 and 2 areas as well as the ongoing demand for Macy's and Target were calculated for both of these times. For the purposes of this study, it was assumed that parking in the Target garage is not available to serve Macy's or North of Washington demand due to the walking distance and the construction activity that will occur between these two areas.

Using these ratios, staff has calculated that during an average month, there must be a minimum of 505 parking spaces next to Macy's to serve both Macy's parking demand and spillover demand from the North of Washington area. During a peak month there must be a minimum of 1018 spaces.

Parking Needed in Macy's Lot during Construction

AVERAGE MONTH	Supply (see attached sheet for details)		Demand		Difference	
	Weekend Eve	Week Day	Weekend Eve	Week Day	Weekend Eve	Week Day
Block 1	1289	751	261	225		
Block 2	299	299	1454	884		
Subtotal North of Washington	1588	1050	1715	1109	-127	-59
Block 18 Macy's	512	512	268	446	244	66
Block 18 Target	974	1111	231	330		
Subtotal Block 18	1486	1623	499	776		

Average Month Evening	Average Month Weekday
Macy's Lot Demand	446
Spillover Demand from North of Washington	59
Total Parking Needed in Macy's Lot	505

PEAK MONTH	Supply (see attached sheet for details)		Demand		Difference	
	Weekend Eve	Week Day	Weekend Eve	Week Day	Weekend Eve	Week Day
Block 1	1289	751	303	310		
Block 2	299	299	1561	1121		
Subtotal North of Washington	1588	1050	1864	1431	-276	-381
Block 18 Macy's	512	512	382	637	130	-125
Block 18 Target	1111	1111	549	549		
Subtotal Block 18	1623	1623	931	1186		

Peak Month Evening	Peak Month Weekday
Macy's Lot Demand	637
Spillover Demand from North of Washington	381
Total Parking Needed in Macy's Lot	1018

DETAILS ON SUPPLY AND DEMAND CALCULATIONS

WALKER PARKING RATIOS					
		Base Ratio	Presence Factor	Average Month Adj.	Final Ratio /1000 sq. ft.
Avg Month	Weekend eve.	3.6	0.6	0.7	1.512
	Week Day	3.6	1	0.7	2.52
Peak Month	Weekend eve.	3.6	0.6	0	2.16
	Week Day	3.6	1	0	3.6
DEMAND CALCULATIONS FOR MACY'S AND TARGET					
		Avg Month Demand		Peak Month Demand.	
	Sq. Ft.	Weekend Eve.	Week Day	Weekend Eve.	Week day.
Macy's	177000	268	446	382	637
Target	152621	231	330	549	549

Supply

Town and Country - Surface	283
Town and Country Underground Parking	250 (320 on weekends and nights)
Murphy Parking Lots and On-Street	299
Target Garage	974
Caltrain Garage	436 (Assumes 218 available during weekdays)
Macy's Lot	512
Surface Spaces Between Macy's and Target	137